037.0	0001	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	899,700	/	899,700
USE VALUE:	899,700	/	899,700
ASSESSED:	899,700	/	899,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DECATUR-UNION REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	59 UNION SQUARE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	FARESE FRANK JR-TRUSTEE -
Owner 2:	DECATUR STREET TRUST -
Street 1:	PO BOX 266
Twn/City:	GROTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,944 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1880, having primarily Wood Shingle Exterior and 3234 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	12944.000	382,100	300	517,300	899,700
Total Card	0.297	382,100	300	517,300	899,700
Total Parcel	0.297	382,100	300	517,300	899,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 278.20 | /Parcel: 278.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 25038

GIS Ref

GIS Ref

Insp Date 12/06/18

!3066!

PREVIOUS ASSESSMENT

Parcel ID: 037.0-0001-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	363,400	300	12,944.	517,300	881,000	881,000	Year End Roll	12/18/2019
2019	111	FV	319,900	300	12,944.	468,800	789,000	789,000	Year End Roll	1/3/2019
2018	111	FV	319,900	300	12,944.	444,600	764,800	764,800	Year End Roll	12/20/2017
2017	111	FV	374,600	300	12,944.	388,000	762,900	762,900	Year End Roll	1/3/2017
2016	111	FV	374,600	300	12,944.	331,400	706,300	706,300	Year End	1/4/2016
2015	111	FV	337,900	300	12,944.	307,200	645,400	645,400	Year End Roll	12/11/2014
2014	111	FV	337,900	300	12,944.	254,600	592,800	592,800	Year End Roll	12/16/2013
2013	111	FV	337,900	300	12,944.	242,500	580,700	580,700		12/13/2012

PRINT

Date	Time
12/10/20	18:23:12

LAST REV

Date	Time
10/09/19	16:56:20

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3066

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARESE FRANK JR	68049-487		9/20/2016		800,000	No	No		
FARESE FRANK JR	41680-122		12/24/2003	Family	1	No	No		
	21475-491		10/1/1991		1	No	No		F

USER DEFINED

Prior Id # 1:	25038
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
3/5/2009	Meas/Inspect	163	PATRIOT
2/23/2009	Measured	345	PATRIOT
4/13/2000	Inspected	264	PATRIOT
2/25/2000	Measured	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		12944		Sq. Ft.	Site		0	64.	0.62	3									517,329						517,300	

Total AC/HA:	0.29715	Total SF/SM:	12944	Parcel LUC:	111	Apts. 4-8	Prime NB Desc:	ARLINGTON	
Total:	517,329	Spl Credit		Total:	517,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	43.28	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.97467530
Const Adj.:	0.89990997
Adj $ / SQ:	122.797
Other Features:	194500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673701
Depreciation:	291578
Depreciated Total:	382123

COMMENTS

DECATUR GARDENS ONE UNIT HAS GAS FUR.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 16 | BRs: 4 | Baths: 4 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	4	1	M
Totals			
4	16	4	

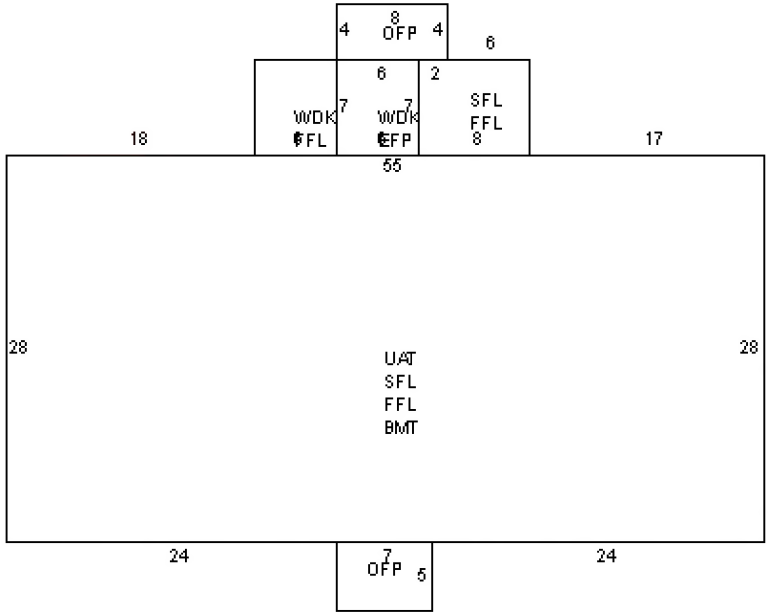
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	122.80
Special Features:	0	Val/Su Net:	71.39
Final Total:	382100	Val/Su SzAd	118.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,638	122.800	201,141
SFL	Second Floor	1,596	122.800	195,984
BMT	Basement	1,540	36.840	56,732
UAT	Upper Attic	385	49.120	18,911
WDK	Deck	84	14.400	1,209
OFP	Open Porch	67	37.010	2,480
EFP	Enclos Porch	42	65.330	2,744
	Net Sketched Area:	5,352	Total:	479,201
Size Ad	3234	Gross Are	6507	FinArea 3234

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 037.0-0001-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X12	P	PR	1970	0.00	T	62.7	111						
19	Patio	D	Y	1	8X10	A	AV	1970	6.00	T	39.2	111			300			300

More: N | Total Yard Items: 300 | Total Special Featues: | Total: 300